

**ONE DOUBLE BEDROOM SPLIT-LEVEL (UPPER FLOOR 2nd & 3rd) CONVERTED APARTMENT** – This attractive, bright and contemporary styled apartment comprises of an open-plan fitted kitchen/lounge area with frontal parkland views, double bedroom with built-in wardrobes, stairs continuing up to the top floor landing area with storage area, tiled bath/shower room/WC. The property is ideally located for all amenities, including Wood Green Tube & Alexandra Palace National Rail Stations (20/25 Mins City/West End), \*\* AVAILABLE UNFURNISHED- 23RD JULY ONWARDS \*\*

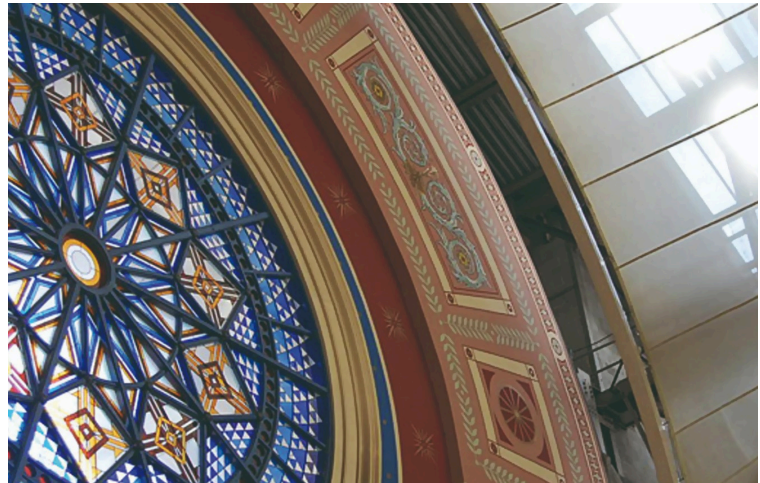
Station Road, Alexandra Park, London, N22 7SY

£1,500 pcm

HOBARTS ESTATE AGENTS - LONDON (North)  
8 CRESCENT ROAD  
Alexandra Park  
LONDON N22 7RS

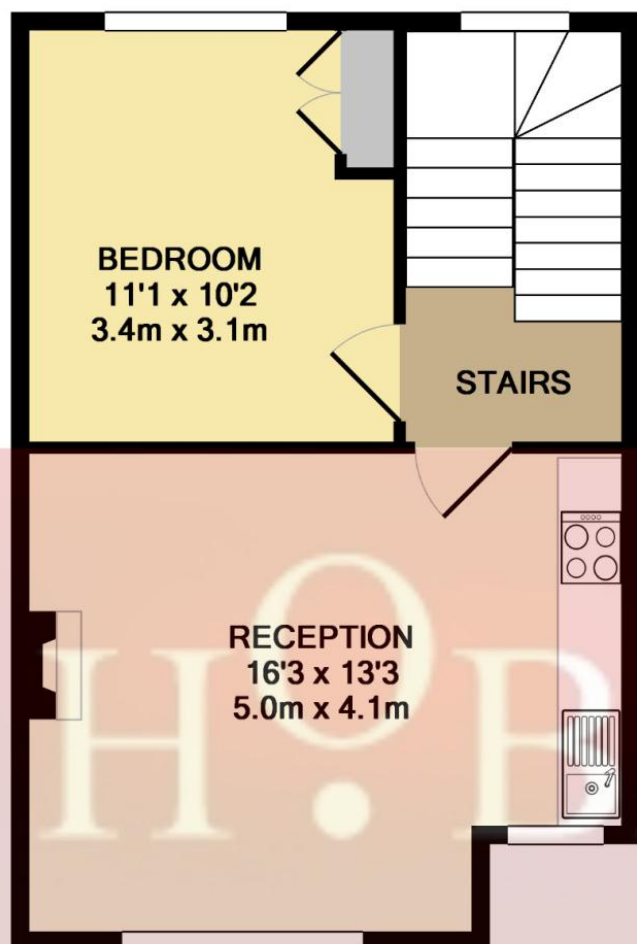
[rent@hobartsproperty.co.uk](mailto:rent@hobartsproperty.co.uk)  
[www.hobartsproperty.co.uk](http://www.hobartsproperty.co.uk)  
0208 348 3333





- One-Double Bedroom
- Opposite Parkland
- 20/25 Mins City/West End
- AVAILABLE 23rd JULY ONWARDS
- Combined bath/Shower Room/WC
- Open-Plan Kitchen/Living Area
- 20/25 Mins City/West End
- Unfurnished





1ST FLOOR



2ND FLOOR



STATION ROAD N22  
TOTAL APPROX. FLOOR AREA 477 SQ.FT. (44.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Station Road, Alexandra Park, London, N22

### Viewings:

Strictly by appointment via  
HOBARTS ESTATE AGENTS  
0208 348 3333

### Contact:

8 CRESCENT ROAD, Alexandra  
Park, LONDON N22 7RS

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www.hobartsproperty.co.uk

rightmove

PrimeLocation.com

homes24.co.uk

Zoopla.co.uk

propertyfinder.com



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